



St Augustines Road, Birmingham B16 9JU

welcome to

St Augustines Road, Birmingham

*** Stunning one bedroom apartment |*** Charming period property |*** Private off-road parking |*** Open-plan kitchen, lounge, and dining area |*** fitted boiler |*** Large Communal Garden |*** Conservation Area of Edgbaston |***

Agent Note

This property is council tax band B.

Entrance

Front door to side of property into hall.

Entrance Hallway

Doors to bathroom, bedroom, & kitchen/living room, storage cupboard.

Kitchen/Living Room

21' x 14' (6.40m x 4.27m)

Double glazed window to front, laminate flooring, high ceilings, ceiling light point, room for table & chairs, range of wall & base units with drawers and worktops over, built in gas hob & oven with cooker hood over, tiled splash-back, plumbing for washing machine & dishwasher.

Bedroom

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed window to side, built in storage cupboard, laminate flooring, ceiling light point, central heating radiator.

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

Bath with shower head attached to taps, glass screen door & pole for shower curtain, wash hand basin with hot & cold taps, low level flush w/c, small shelves on the wall.

Garden

Beautiful outdoor communal space. Space for bicycles to be stored safely. lovely view of a church.

Parking

Car park to rear.





view this property online shipways.co.uk/Property/HBN112257



welcome to

St Augustines Road, Birmingham

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- CLOSE TO CITY CENTRE
- SPACIOUS
- AVAILABLE NOW

Tenure: Leasehold EPC Rating: C

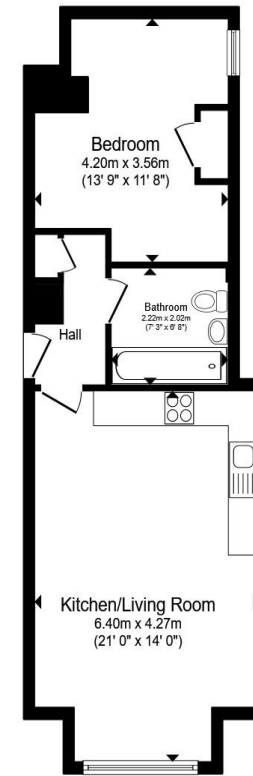
Council Tax Band: B Service Charge: 3319.00

Ground Rent: 335.49

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



Total floor area 48.6 m² (523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online shipways.co.uk/Property/HBN112257



Property Ref:
HBN112257 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk